

Town Council Agenda Report

SUBJECT: Site Plan

Application No. and Location: SP 6-3-99 4141 S. 47th Avenue

TITLE OF AGENDA ITEM: Copylite Products Warehouse

REPORT IN BRIEF: The applicant requests approval of a new office/ warehouse facility located on Tract 9 within the New Town Commerce Center. The structure will match the surrounding buildings in color and approximate size. Landscaping will be provided along with the 20% openspace that is required.

DISCUSSION: (include background, project summary, significant impacts, citizen participation, workload impacts, purpose, project workscope, evaluation and selection process, and conclusion) N/A

CONCURRENCES: (concerns and/or opinions of affected departments, Committees, Boards or Council)

The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

FISCAL IMPACT: N/A

Is appropriation required? yes no If yes, expected cost \$
Funding appropriated? yes no If yes, amount \$
Account Name:

Additional Comments:

RECOMMENDATION(S):

PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL subject to the following:

1. Approval of the Photometric lighting plan by the Engineering Department.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend APPROVAL subject to the planning report (4-0, Motion: Mr. Arnold, Seconded: Mr. Evans, Mr. Amos absent), July 27, 1999.

Attachment(s): Planning report, Application, Aerial, Subject site map, Landuse map.

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Item No.

July 28, 1999

TOWN OF DAVIE PLANNING AND ZONING DIVISION PLANNING REPORT

SITE PLAN: Copylite Products Warehouse / SP 6-3-99

APPLICANT: Petitioner: Jan C. Hansen, AICP

Owner: 12849 Corporation

ANALYSIS: Land Use/Zoning: Industrial / M-3

Location: 4141 S. 47th Avenue

The applicant is requesting approval of a 13,450 square foot office/warehouse facility, landscaping and associated parking. The proposed building will be located on Tract 9 within the New Town Commerce Center and will consist of 10,750 square foot of ground floor warehouse and 2,700 square foot of office on the mezzanine level.

Building materials are white concrete tilt-up panels and bronze aluminum window frames. White metal standing seam canopy's are provided on the east and west elevations. The total height of the building will be 30'-2" to the top of parapet with covers over the AC units painted to match the building.

The "Copylite" signage will be attached to the upper portion of the east wall fascia only. The materials will be 2" raised foam core letters painted dark blue to match the owner's existing building signage to the north.

Twenty five parking spaces are required with 31 provided on site.

The landscape plan provides for 21% open space satisfying the 20% minimum required for the site. The north and east elevations are heavily planted with Ligustrum trees, Alexander palms, Bird of Paradise, Hibiscus and a continuous hedge. Live Oaks are proposed in the parking islands and along the lake perimeter. The owner also proposes Royal palms and sod in the center median within SW. 47th Avenue.

The site plan is in conformance with Town Code requirements.

<u>PLANNING AND ZONING DIVISION RECOMMENDATION:</u> APPROVAL subject to the following:

1. Approval of the Photometric lighting plan by the Engineering Department.

<u>SITE PLAN COMMITTEE RECOMMENDATION:</u> Motion to recommend **APPROVAL** subject to the planning report (4-0, Motion: Mr. Arnold, Seconded: Mr. Evans, Mr. Amos absent), July 27, 1999.

Prepared by:	
Reviewed by:	

EXISTING ZONING: TOWN OF DAVIE USE LAND USE DESIGNATION: INDUSTRIAL RECEIPT NO TOWN OF DAVIE SITE PLAN APPLICATION (NOTE: INFORMATION MUST BE TYPED AND NOTARIZED) Make Checks Payable to TOWN OF DAVIE DATE FILED: NON-RESIDENTIAL: RESIDENTIAL SITE PLAN: FLOOR AREA: NO. OF UNITS:_ PETITIONER: Jan C. Hansen, AICP % Joseph Roles & Assoc. ADDRESS: 7501 N.W. 4th Street Plantation, Florida 33317 PHONE: 954.581.1945 RELATIONSHIP TO PROPERTY: Agent for Owner OWNER: 12849 Corporation, A Florida Corporation ADDRESS: Copylite Products Corporation 4061 S.W. 47th Avenue Ft. Lauderdale, Fla. 33314 PROJECT NAME/SUBDIVISION NAME: Copylite Products Corp. Building/ New Town Commerce Center PROJECT ADDRESS: 40** S. W. 47th Avenue 4141 LEGAL DESCRIPTION: Apportion of Parcel "A", New Town Commerce Center Plat Book 128, Page 49 B.C. Records ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS NUMBER OF PLATS NUMBER OF SURVEYS -2 APPROVE AS TO FORM DEVELOPMENT REVIEW COMMITTEE DAT SITE PLAN COMMITTEE MEETING DATE: TOWN COUNCIL MEETING DATE:

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Barry Spring OWNER'S NAME(S)	Jan C. Hansen, AICP PETITIONER'S NAME
77	b. A.
OWNER'S SIGNATURE (ALL)OWNERS MUST	PETITIONER'S SIGNATURE
SIGN)	•
4061 S.W. 47th Avenue	& Joseph Roles & Assoc. 7501 N.W.
ADDRESS	ADDRESS 4th Street
Davie, Flerida 33314	Plantation, Florida 33317
CITY, STATE, ZIP	CITY, STATE, ZIP
954.581.1945	954.581.1945 PHONE
PHONE	
	m f
The foregoing instrument was acknowledged before me this 26 day of 0000 1999 by	The foregoing instrument was acknowledged before me this 26 day of 000 1999 by
BARRY SPRING Who is personally	-JOAN C. HOLASEA who is personally
known to me or who has produced	known to me or who has produced
-	
as identification and who did take an oath.	as identification and who did take an oath. NOTARY PUBLIC:
NOTARY PUBLIC: Sign: Sign: Ama MC Maugl	Sign: (Lina Manual)
Print Bus Mc Mough	Print: J BINA McMaugh
My Commission Expires:	My Commission Expires:
GINA MCMAUGH	GINA MCMAUGH COMMISSION & CC237335
EXPIRES JUN 24, 2002	TYPIDES IIII III AAAAAAAAAAAAAAAAAAAAAAAAAAAA
ADVANTAGE NOTARY OF FLORIDA	OF FLO ADVANTAGE HOME TO TOP

LEGAL DESCRIPTION

A PORTION OF PARCEL "A" "NEW TOWN COMMERCE CENTER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
S.W. 47TH AVENUE *
FT. LAUDERDALE, PLORIDA

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 01
DEGREES 33"45" WEST ALONG THE WEST BOUNDARY OF SAID FARCEL "A", A
DISTANCE OF 199.72 FEET; THENCE NORTH 88 DEGREES 26"15" RAST, A DISTANCE OF
197.38 FRET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 91
DEGREES 33"45" WEST, A DISTANCE OF 173.26 FEET; THENCE NORTH 88 DEGREES
26"15" RAST, A DISTANCE OF 251.69 FEET; THENCE SOUTH 91 DEGREES 36"44" RAST, A
DISTANCE OF 173.37 FEET; THENCE SOUTH 88 DEGREES 24"15" WEST, A DISTANCE OF
251.85 FEET TO THE POINT OF BEGINNING.

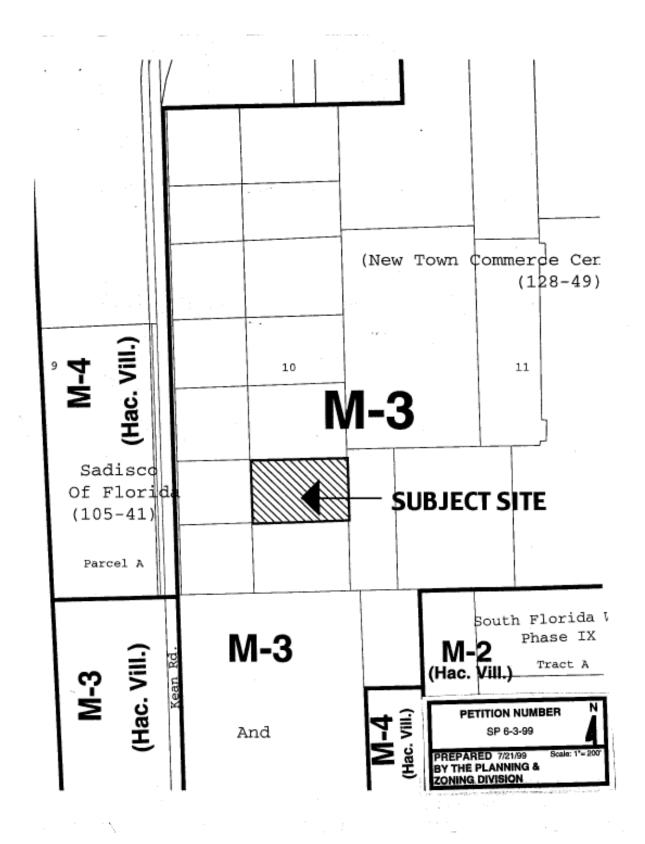
CERTIFIED TO:

1249 CORPORATION, A FLORIDA CORPORATION KEITH C. AUSTIN, JR., P.A. ATTORNEYS' TITLE INSURANCE FUND, INC. SUNTREST BANK, SOUTH FLORIDA, N.A., ITS SUCCESSORS AND/OR ASSIGNS

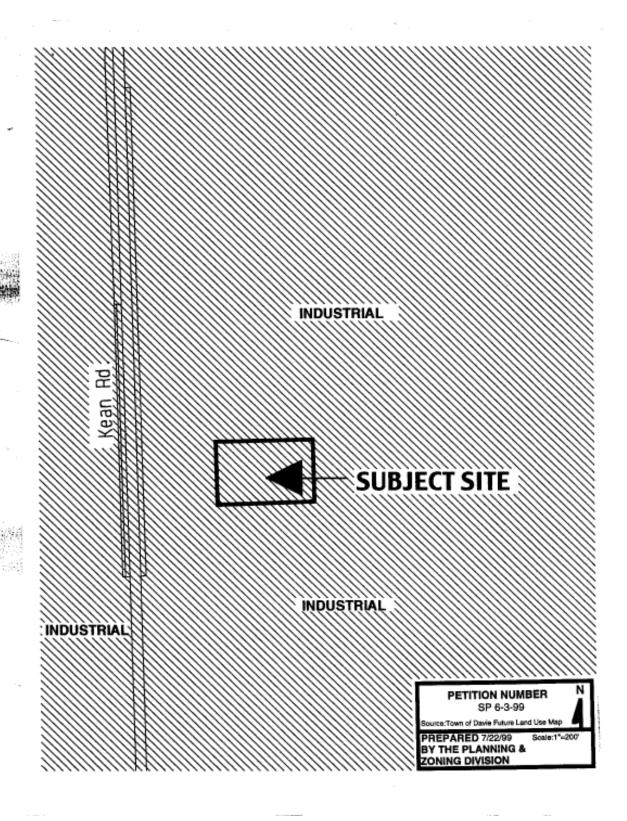
FLOOD ZONE INFO:

COMMUNITY # 120035
PANEL & SUPPIX 0302 F
FLOOD ZONE AE
BASE ELEV: 8.0
LOWEST FIN. FL.
HOUSE: SEE SKETCH
GARAGE:
DATE OF FERM: 10/2/97

BEARINGS USED IN ELEVATIONS ARE I	N THIS SURVEY AND B	ASED ON HO	arh line	SUBJECT	PARCEL	N 88° 2	4' 15' €
MUNK D. STUPPOR	P.S.M.	LID WITHOUT THE PPER No. 4829		THE ORIGINAL RAISED			
*CAE "= 40	DAMIN BY:	CHO EY:	PB.PG.	CATED	REVISIONS:	WISE HAS BEEN MA	DE.
ALL COUNTY SURVEYORS PROFESSIONAL SURVEYORS AND MAPPERS Ucenses Number 6877			BOUNDARY SURVEY FOR				
PHONE: (964) 777-4747 FAX: (964) 777-2707 5950 W. OAKLAND PK. BLVD. • SUITE 106 • LAUDERHILL, FL 33313			12849 CORP.				



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